

**DESIGN REVIEW COMMISSION  
MINUTES OF MEETING  
JULY 29, 2008**

TOWN OF FRANKLIN  
TOWN CLERK  
2008 AUG 13 PM 5:33

A Meeting of the Design Review Commission was held on Tuesday, July 29, 2008 at the Franklin Municipal Building, Franklin, Massachusetts. The Chair called the meeting to order at 7:02 p.m. Members present were Chair, Jennifer Peters, Richard Tobin, Jr. and Thomas Morin, representing a quorum. Also present was Beth Dahtstrom, representing the Planning Department. Member, Lenley Rafuse, later joined the meeting, as noted below.

1. **Temple Etz Chaim – 900 Washington Street – Sign Approval.** Present on behalf of the applicant was Cam Alfonso of Signs by Cam, who introduced Matt Venoker, from Boy Scout Troop 29, who is helping with some of the sign installation as part of his Eagle Scout program, and his father, Ronald Venoker. Mr. Alfonso presented a design for a freestanding, non-illuminated PVC sign, which met setback requirements. Neither the members nor Ms. Dahlstrom had any issues with the sign and a motion was made by Thomas Morin and seconded by Richard Tobin, as follows:

**Motion:** To approve the non-illuminated, free-standing sign for Temple Etz Chaim, as submitted, without conditions.

**Vote:** Approved 3 – 0 (Yes 3 No 0 Abstained 0)

2. **Planet Fitness – 166 Grove Street – Building Sign** (tabled from June 24, 2008). This matter was discussed at the latter part of the meeting following General Matters, when Mr. Rafuse had joined the meeting. It was noted that no representative for Planet Fitness was in attendance. Ms. Dahlstrom explained that the Building Commissioner had verbally approved the sign, based on Design Review confirmation, since nothing could be done about the paint on the building itself and the sign met the zoning requirements. Members felt that since this matter was pending for a month due to cancellation of the prior two meetings, they would make an exception in this case and vote on the sign. A motion was made by Thomas Morin and seconded by Richard Tobin, as follows:

**Motion:** To approve the Building Sign for Planet Fitness, as submitted.

**Vote:** Approved 3 - 1 (Yes 3 No 1 (Rafuse) Abstained 0)

**General Matters**

1. **Acceptance of Minutes.** The Chair asked if there were any changes or additions to the Minutes of Meeting of June 24, 2008. There being none, a motion was made by Thomas Morin and seconded by Richard Tobin as follows:

**Motion:** To accept the Minutes of June 24, 2008 as submitted.

**Vote:** Approved 3 - 0 (Yes 3 No 0 Abstained 0)

2. **Adoption of DRC Guidelines by Planning Board.** Ms. Dahlstrom explained that the matter of the proposed new DRC Guidelines was postponed from the Planning Board meeting of August 11 to August 25, 2008 and asked if representatives from the Design Review Commission could be present to show support and/or answer any questions.

Member Lenley Rafuse joined the meeting at this time.

3. **Recommendation of New Member.** Copies of a Request for Committee Appointment and letter of interest from Jill Mercer Bedoya were reviewed. Ms. Bedoya was unable to attend tonight's meeting; however, members opted to vote on her recommendation for appointment due to shortage of members and resignation of Mr. Morin after the August 12<sup>th</sup> meeting. A motion was made by Lenley Rafuse and seconded by Richard Tobin, as follows:

**Motion:** To recommend Jill Mercer Bedoya for appointment by the Town Council as a member of the Design Review Commission.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

4. **Proposed Building at Dean College.** Ms. Dahlstrom advised of meetings held with representatives from Dean College and their architects regarding a proposed new dining and student performing arts facility. She explained that since it is an educational institution, only a limited site plan is required; however, the Planning Department felt they should come before Design Review. The members concurred. Ms. Dahlstrom explained that a later telephone call from Elizabeth Randall at Dean questioned them being required to come before DRC. Ms. Dahlstrom agreed to call Dean today and notify them that the members would like them to present the design and/or any signage to the Commission, since this is in the designated "Downtown Area".

5. **Temporary Sign at Sunrise Senior Living.** Ms. Dahlstrom explained that David Roche the Building Commissioner had advised her that a temporary sign is being erected by Sunrise Senior Living during the construction phase of the project. Although this is under the Building Department jurisdiction, they wanted the DRC to be made aware of the situation.

6. **Franklin Center Commons-Park Building Condominiums Color Adjustment.** Beth Dahlstrom reported that she and Dave Roche went to check on the Park Building Condominium in the rear of Summer Street and discovered that sections designated to be painted a khaki/tan color were painted a dark chocolate brown. They requested that the color be changed to the approved color and Mr. Dowdle agreed to repaint those areas. Secondly, the plans provided for the main entry doors to be red/burgundy; however, the patio doors had been painted the same red color instead of white, which Mr. Dowdle said was an error on his part. Since the doors had glass inserts trimmed with white, Ms. Dahlstrom agreed to present this to the Commission for their decision and provided photos. The members felt that the doors looked fine that way, especially with white trim

and railings. A motion was made by Thomas Morin and seconded by Richard Tobin, as follows:

**Motion:** To recommend approval of the change in color for the Park Building Condominium patio doors from white to red/burgundy, as shown on the submitted photographs.

**Vote:** Approved 4 - 0 (Yes 4 No 0 Abstained 0)

Note: Agenda Item 2 on Page 1 was discussed at this time.

**7. Honey Dew – East Central Street.** A question was raised as to the green trim being used on the renovation of Honey Dew, which members did not remember approving. It was agreed to check the files.

There being no further business at this time, a motion was made by Lenley Rafuse and seconded by Richard Tobin, as follows:

**Motion:** That the meeting be adjourned at 7:45 p.m.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

Adjourned.

Respectfully submitted,



Brenda Hutchinson  
Secretary